

EPA believes that in addition to recycling Superfund sites, redeveloping Brownfields is the way of the future, mirroring national interest in sustainable growth and creative reuse solutions. The following pages will take you step by step through our Brownfields program and its diverse offerings.

BROWNFIELDS: RECAPTURING THE POTENTIAL

Brownfields are abandoned, idled, or under-used industrial and commercial lands where redevelopment is hindered by real or perceived environmental contamination. These typically non-NPL caliber sites are a blight to urban, suburban and rural areas, often dragging down property values. Breaking this cycle means addressing both environmental *and* economic issues. EPA offers some nontraditional approaches to environmental programs to address both cleanup and redevelopment of brownfields. Communities across the country have successfully turned once desolate eyesores into ballparks, eco-industrial parks, shopping centers, manufacturing facilities, and other diverse assets.



Brownfields exist in urban, suburban and rural areas across Virginia.

WHAT TYPES OF ASSISTANCE CAN EPA PROVIDE? FUNDS FOR ENVIRONMENTAL ASSESSMENT ACTIVITIES —BROWNFIELDS ASSESSMENT PILOTS

Through the Brownfields Assessment Demonstration Pilot program, EPA awards up to \$200,000 to states, cities, towns, counties, and Indian Tribes to fund pre-cleanup activities. This work can include the following:

- developing an inventory of brownfields properties
- environmental assessments
- cleanup planning and design
- studies regarding legal, fiscal, economic, and other issues as long as they are necessary to plan and direct an assessment or cleanup action

EPA considers this funding “seed money” to jumpstart redevelopment. To date, EPA has funded 363 of these pilots nationwide. Since EPA has met its commitment of awarding pilots to more than 300 communities nationwide, the focus will now be on



EPA awarded Cape Charles, Northampton County \$300,000 to help the community redevelop its brownfields. The county used its initial grant of \$200,000 to assess a 155-acre area surrounding Cape Charles Harbor on the Chesapeake Bay. Pictured is the first building to go up in the high-tech Cape Charles Sustainable Technology Park, portions of which were once brownfields.

WHAT IS THE BROWNFIELDS REDEVELOPMENT PROCESS?

STEP 1

Experts determine if environmental contamination is present, collecting background information to learn about past practices and current conditions.

STEP 2

If it is determined hazardous substances may exist, environmental sampling is conducted to identify pollutants and contamination levels.

STEP 3

Once the nature and extent of contamination are known, cleanup and redevelopment plans can then be developed and ultimately implemented.

awarding supplemental funding to existing pilots. We've awarded five assessment pilots in Virginia totaling \$1,450,000:

- Richmond
- Northampton County/Town of Cape Charles
- Shenandoah
- Newport News
- Petersburg

OTHER FUNDING FOR BROWNFIELDS ASSESSMENTS

In addition to the Brownfields assessment pilots, the Targeted Brownfields Assessment program provides funding and/or technical assistance for environmental assessments at brownfields properties. Upon request from both public and nonprofit entities, EPA takes the lead for a targeted assessment—*at no cost to the community*—to determine the nature and extent of the contamination. The community receives a background report and the results of any sampling conducted during the assessment. Equipped with this valuable

information, communities can formulate appropriate redevelopment plans which could include the creation of commercial, industrial, recreation, or conservation areas.

In addition, EPA provides the Department of Environmental Quality with funds to conduct site assessment at brownfields. Under an existing cooperative agreement with EPA, Virginia has received \$250,000 to date to conduct environmental assessments at brownfields properties, and will receive another \$280,000 for FY 2000. EPA supports funding brownfields assessments if the proposed development creates jobs, increases the tax base and improves the environment.

FUNDS FOR CLEANING UP BROWNFIELDS

Through the Brownfields Cleanup Revolving Loan Fund (BCRLF) Pilot program, EPA awards up to \$500,000 to recipients of Brownfields assessment pilots. The purpose of the BCRLF pilots is to make loans to facilitate the cleanup and redevelopment of brownfields properties. A revolving loan fund charges interest on the loans, generally at a low rate, and 'revolves' as it uses loan repayments (principal, plus interest and fees) to make new loans for the same authorized purposes. These funds are for cleanup activities only. To date, EPA has funded 98 BCRLF pilots nationwide. Richmond received a \$350,000 BCRLF pilot in 1997.

FUNDS FOR WORKFORCE DEVELOPMENT AND JOB TRAINING

Through the Brownfields Job Training and Development Demonstration Pilot program, EPA awards up to \$200,000 to colleges, universities, community job training organizations, nonprofit training centers, states, counties, and



Communities across the nation have successfully turned once desolate eyesores into ballparks, shopping centers, and green spaces.



Planting trees is a simple step in transforming brownfields into attractive green spaces.



Brownfields are abandoned, industrial areas that hinder redevelopment.

municipalities. The job training pilots, each located within or near a Brownfields assessment pilot, are designed to train residents in communities impacted by brownfields. These skills can then be used for future employment in the environmental field, including cleanups employing an alternative or innovative technology. To date, EPA has funded 37 of these pilots nationwide.

VOLUNTARY CLEANUP PROGRAMS

Voluntary Cleanup Programs (VCPs) encourage voluntary brownfields cleanups by assuring property owners that EPA will honor cleanup results that comply with the state's VCP requirements. The program promotes a partnership between EPA and the state in the redevelopment process. Virginia has received \$830,000 to date for VCP infrastructure development and will receive another \$214,000 for FY 2000. Generally, these funds can be used for any activities necessary to support a state's ability to implement a VCP.

TECHNICAL TOOLS & ASSISTANCE

EPA provides expert advice on cost effective solutions and innovative technologies available for environmental assessment and cleanup.

MANAGING LIABILITY RISKS

EPA works with states and localities to develop and issue guidance that will clarify the liability of prospective purchasers, lenders, property owners, and others regarding their association with activities at a site.

OTHER RESOURCES & ASSISTANCE

Through the Brownfields Initiatives, communities can leverage public and private sources of capital and technical support that can ensure successful redevelopment. Check out the *Federal Partnership Resource Guide*, which identifies a myriad of federally-sponsored community development resources and how to access them. You can find this guide online at www.epa.gov/reg3hwmd/brownfld/hmpage1.htm.

BROWNFIELDS TAX INCENTIVE

Designed to spur redevelopment of brownfields properties, the Brownfields Tax Incentive means cleanup costs for properties in targeted areas can be fully deducted as business expenses in the year in which the costs are incurred or paid. The tax incentive applies to properties that meet certain land use, geographic, and contamination criteria. The \$1.5 billion Brownfields Tax Incentive is expected to leverage \$6 billion in private investment, and return an estimated 14,000 brownfields properties to productive use. EPA has allocated Virginia \$585,000 to support its efforts to certify eligible properties for the Brownfields Tax Incentive.